

OAKDALE ESTATES SUBDIVISION NO. 1

PART OF ELYRIA TOWNSHIP ORIGINAL LOT NO. 1
EAST OF THE BLACK RIVER

NOW IN
CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED DALE YOST, PRESIDENT OF HIGHLAND DEVELOPMENT COMPANY, OWNER OF LAND CONTAINED WITHIN THIS PLAT OF OAKDALE ESTATES SUBDIVISION NO. 1, HAVING EXAMINED THE SAME DOES HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATES FOREVER, TO PUBLIC USE, THE STREETS AND EASEMENTS AS SHOWN HEREON.

BY: Dale Yost
DALE YOST, PRESIDENT

NOTARY PUBLIC

STATE OF OHIO
LORAIN COUNTY
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE NAMED DALE YOST, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT AND THAT IT IS HIS FREE ACT AND DEED IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT ELYRIA, OHIO, THIS 10th DAY OF January, 1995

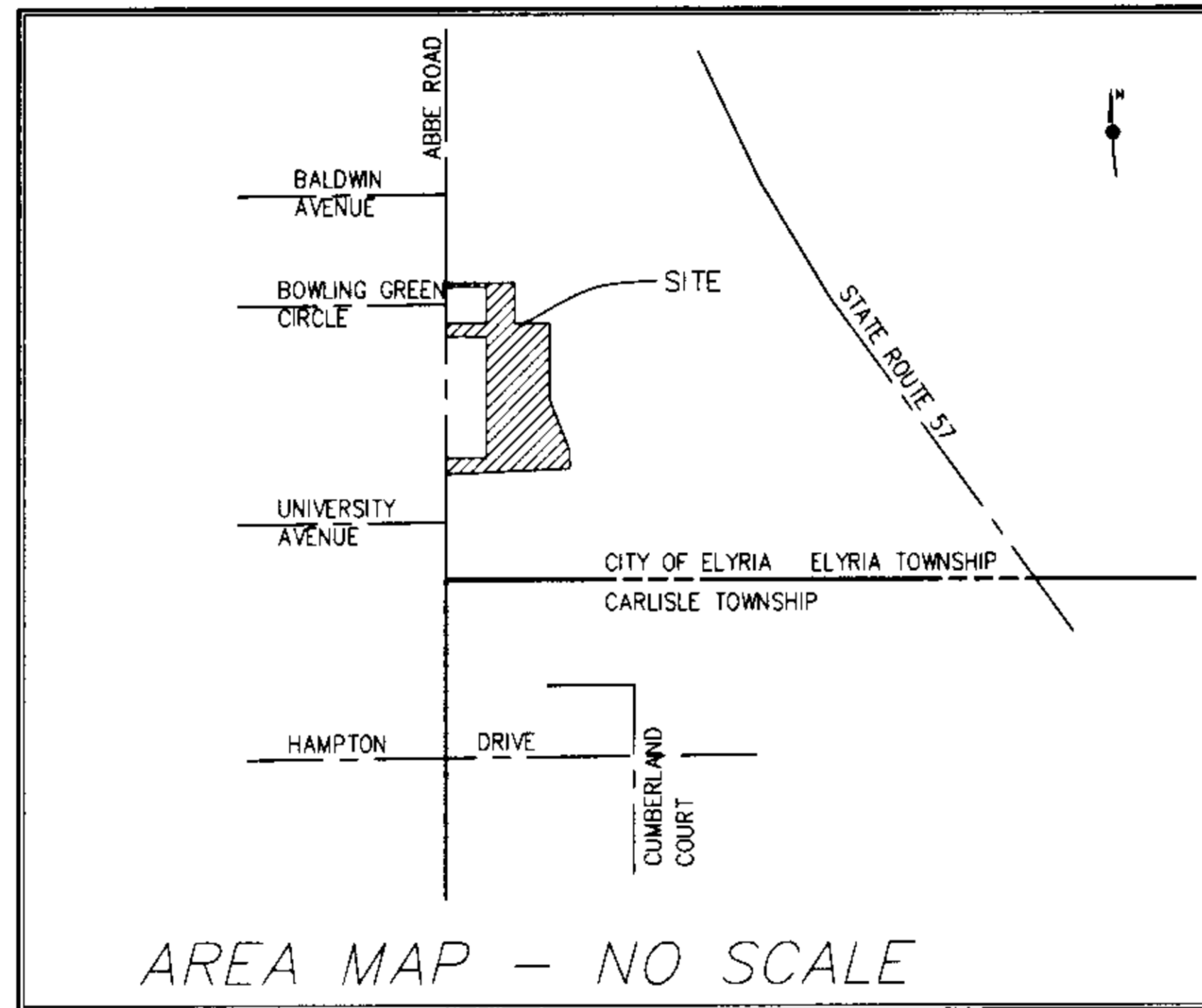
Stephen Buckingham
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-25-95

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED OAKDALE ESTATES SUBDIVISION NO. 1, AS SHOWN HEREON, AND CONTAINING 7.2601 ACRES OF LAND IN ELYRIA TOWNSHIP ORIGINAL LOT NO. 1 EAST OF THE BLACK RIVER, NOW IN THE CITY OF ELYRIA, COUNTY OF LORAIN, AND STATE OF OHIO. AT ALL POINTS SO INDICATED BY OR - O - , IRON PIN MONUMENTS WERE EITHER FOUND OR SET. DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND FOR THE PURPOSE OF DESCRIBING ANGLES ONLY. ALL OF WHICH I CERTIFY TO BE CORRECT. I HEREBY CERTIFY THAT THE FIELD SURVEY OF THE BOUNDARY SHOWN IN THIS PLAT OF OAKDALE ESTATES SUBDIVISION NO. 1 EXCEEDS ONE (1) FOOT IN 10,000 PRECISION, AS REQUIRED PER CHAPTER 1117.02, ELYRIA CITY CODIFIED ORDINANCES. SURVEY MONUMENTS NECESSARY FOR CONSTRUCTION OF IMPROVEMENTS ARE IN PLACE WITH ANY REMAINING SURVEY MONUMENTS TO BE PROPERLY PLACED UPON COMPLETION OF CONSTRUCTION. ALL INFORMATION SHOWN HEREON IS BASED UPON A SURVEY PERFORMED BY KS ASSOCIATES, INC. ON MAY 10, 1994.

Phil A. Rosebeck
PHIL A. ROSEBECK,
REGISTERED SURVEYOR NO. 6696



AREA MAP - NO SCALE

CITY ENGINEER

APPROVED THIS 3 DAY OF FEB., 1995

Lanny B. Shroy
ELYRIA CITY ENGINEER

NOTE - PERMANENT MONUMENTS SHALL BE PLACED IN ACCORDANCE WITH CITY OF ELYRIA CODIFIED ORDINANCES 1119.10(b).

NOTE - EASEMENTS GRANTED TO THE CITY OF ELYRIA FOR PUBLIC UTILITIES INCLUDING WATERMAINS, STORM AND SANITARY SEWERS SHALL HAVE PRIORITY OVER EASEMENTS GRANTED TO PRIVATE UTILITIES (ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION, ETC.). ALL EASEMENTS SHALL CONFORM TO SECTION 1115.08, CODIFIED ORDINANCES OF THE CITY OF ELYRIA.

NOTE - ALTHOUGH THERE ARE NO IMMEDIATE PLANS FOR THE INSTALLATION OF A STORM SEWER ON ABBE RD., SHOULD THE CITY OF ELYRIA PROCEED WITH PLANS SOMETIME IN THE FUTURE, THE WITHIN SUBLOTS COULD BE SUBJECT TO A SPECIAL ASSESSMENT BY THE CITY OF ELYRIA FOR A PORTION OF THE COST OF THE INSTALLATION OF THE ABBE RD. BRANCH STORM SEWER FROM EAST BROAD ST., SOUTH, WHEN ASSESSMENTS ARE MADE ON OTHER SIMILAR PROPERTIES IN THE SERVICE AREA. FOR FURTHER INFORMATION CONTACT THE ELYRIA CITY ENGINEER'S OFFICE.

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT Elyria Savings & Trust Nat'l Bank MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF OAKDALE ESTATES SUBDIVISION NO. 1 AS SHOWN HEREON, AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON.

BY: Raymond E. Albaugh
TITLE: Vice-President

NOTARY PUBLIC

STATE OF OHIO
LORAIN COUNTY
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR Elyria Savings & Trust Nat'l Bank

WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF OAKDALE ESTATES SUBDIVISION NO. 1 AND THAT IT WAS HIS OWN FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID BANK

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Elyria, OHIO, THIS 10th DAY OF JANUARY, 1995

Sharon K. Gullett
NOTARY PUBLIC
My Commission Expires Apr. 4, 1995

Sharon K. Gullett
NOTARY PUBLIC
MY COMM. EXPIRES 4-1-95

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF ELYRIA HAS APPROVED THIS PLAT OF OAKDALE ESTATES SUBDIVISION NO. 1 ON THE 3RD DAY OF February, 1995

Leland B. King
PRESIDENT
Mary Ann Jamison
SECRETARY

MAYOR APPROVED THIS 3 DAY OF February, 1995
Leland B. King
MAYOR

TRANSFERRED
MAR 7 1995
MARK R. STEWART
LORAIN COUNTY AUDITOR
LORAIN COUNTY AUDITOR

LORAIN COUNTY RECORDER
Box: 1070 - LH
8/6/40

DATE: 09-08-94		
DRAWN BY: JEC		
CHK'D BY: PAR		
F.B. 222.231 & 237		
DWG. NAME: 33740-DIVISIONAL PLAT PROJECT-83744		
REVISIONS		
01-25-95	REV PER CITY OF ELYRIA PLANNING COMMISSION	
01-9-95	MISC REVISIONS PER CITY ENGINEER	
09-12-94	ISSUE DATE	

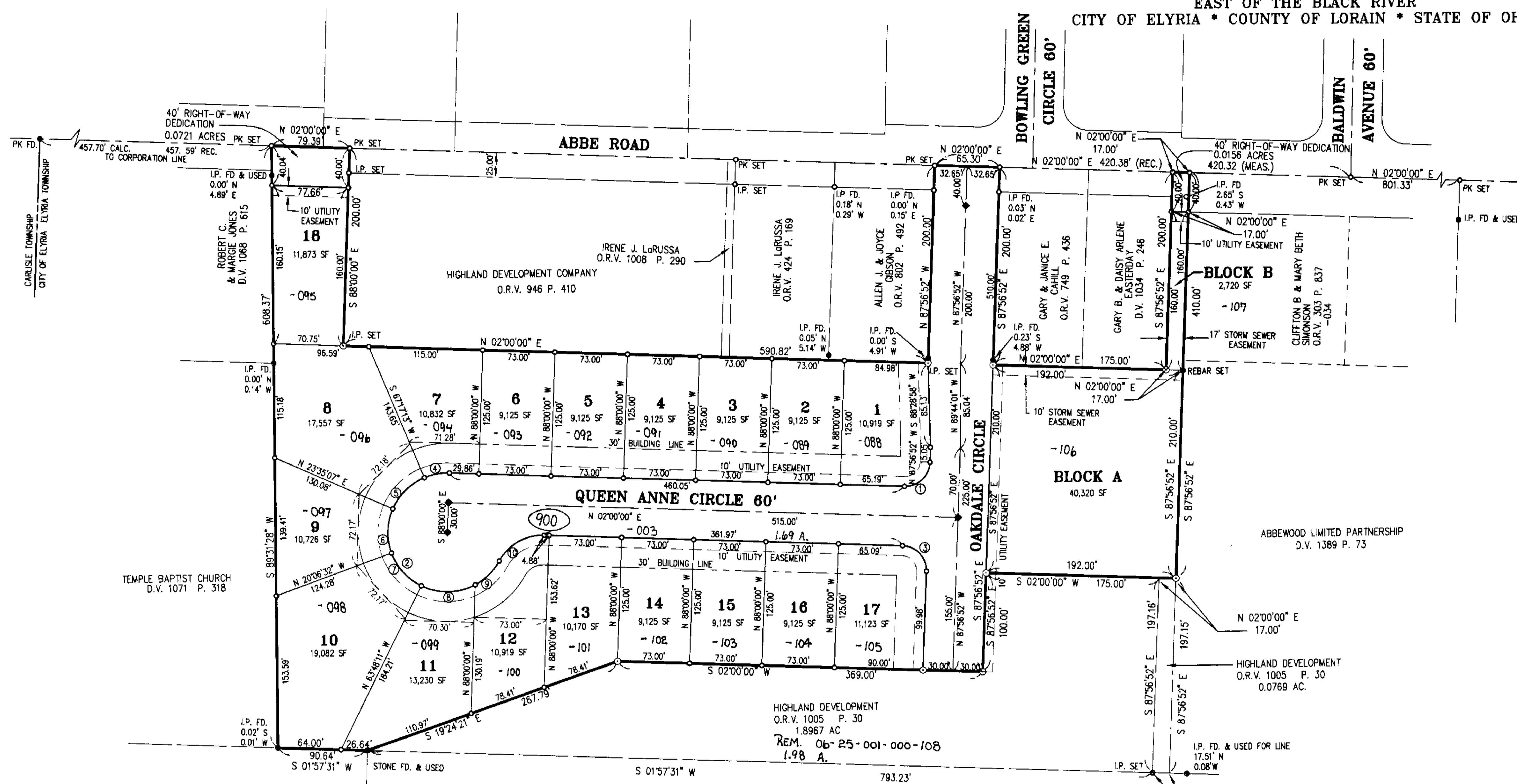
RECORD PLAT
OAKDALE ESTATES SUBDIVISION NO. 1

KS ASSOCIATES, INC.
ENGINEERS/SURVEYORS
424 Middle Avenue
P.O. Box 89
Elyria, Ohio 44036
ELYRIA (216) 322-6317 * LORAIN (216) 244-5757



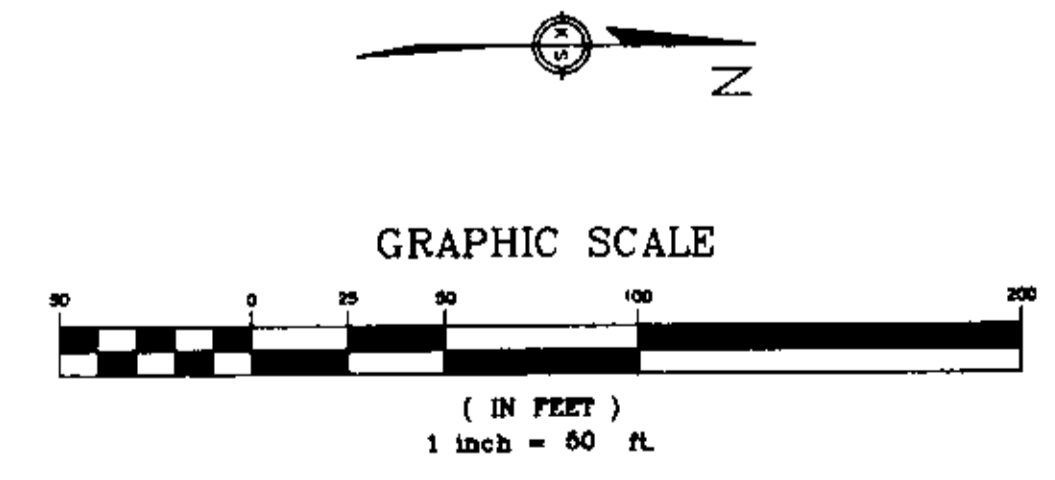
SHEET 1 OF 2
JOB NO. 93746

OAKDALE ESTATES SUBDIVISION NO. 1
 PART OF ELYRIA TOWNSHIP ORIGINAL LOT NO. 1
 EAST OF THE BLACK RIVER
 CITY OF ELYRIA * COUNTY OF LORAIN * STATE OF OHIO



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	25.00'	39.25'	24.98'	35.34'	N 42°58'26" W	89°56'52"
2	60.00'	254.43'	∞	102.34'	N 60°31'04" E	242°57'51"
3	25.00'	39.29'	25.02'	35.37'	N 47°01'34" E	90°03'08"
4	60.00'	25.88'	13.14'	25.68'	N 10°21'23" W	24°42'47"
5	60.00'	45.76'	24.06'	44.66'	N 44°33'50" W	43°42'07"
6	60.00'	45.76'	24.06'	44.66'	N 88°15'43" W	43°41'39"
7	60.00'	45.76'	24.06'	44.66'	S 48°02'38" W	43°41'39"
8	60.00'	56.59'	30.60'	54.52'	N 00°49'26" W	54°02'29"
9	60.00'	34.68'	17.84'	34.20'	N 44° 24' 19" W	33°07'11"
10	50.00'	54.95'	30.62'	52.22'	N 29°28'56" W	62° 57' 51"



- LEGEND**
- ◆ IRON PIN TO BE SET
 - IRON PIN FOUND
 - ◆ MONUMENT BOX
 - ⊕ PERMANENT MONUMENT PER CITY OF ELYRIA ORD. 1119.10 (b)

NOTE: A 10' WIDE UTILITY EASEMENT TO OHIO EDISON, ALLTEL AND CONTINENTAL CABLEVISION IS RESERVED ALONG RIGHT OF WAY LINES AS SHOWN FOR THE INSTALLATION OF UNDERGROUND LINES.

AREA IN SUBLOTS 4.5783 ACRES
 AREA IN BLOCK A 0.9256 ACRES
 AREA IN BLOCK B 0.0624 ACRES
 AREA IN RIGHT-OF-WAY 1.6938 ACRES
 TOTAL AREA 7.2601 ACRES

DATE	REVISIONS
09-27-94	
09-12-94	MISC. REV. PER CITY ENGINEER
	ISSUE DATE

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 RECORD PLAT

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SHEET 2 OF 2
 JOB NO. 93746